

Ordinance 2021-06

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF 3 PEAKS DEVELOPMENT LLC FOR ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, 3 PEAKS DEVELOPMENT LLC, submitted a petition, signed by Chad Larson, purporting to be an authorized manager, for annexation of 1668 Buckrake Ave, BOZEMAN, MT 59718, being described as being located in Tracts 1 -3 of COS No. 2591 and Tract 1 of COS No. 2296, being located in the NE ¼ of Section 35, T1S, R4E, P.M.M. Gallatin County Montana collectively being approximately 109.92 acres in size (collectively "Property") requested that the Property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the Property is contiguous to the District boundary; and

WHEREAS, on March 16, 2021 at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property and determined the Property was contiguous and further determined that the systems have capacity to provide service to the Property; and

WHEREAS, 3 PEAKS DEVELOPMENT LLC will provide evidence of purchased of water rights to serve the Property need to be provided for 215 EDU (34,400 gpd total) and have agree to pay the water and wastewater fee per EDU to the District; and

WHEREAS, the Property will need to provide its own irrigation water.

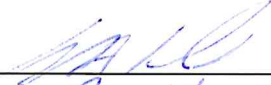
NOW THEREFORE, be it ordained by the board of directors of the Four Corners County Water and Sewer District Board, by passage of this ordinance, the District does agree to annex the Property, described above, into the District after transfer of water rights & payment of fees water and sewer service for 215 EDUs (34,400 gpd total).

Landowners/petitioners acknowledge that should additional structures which utilized water and/or sewer on the Property seek service, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on April 20, 2021 with a vote of 4 in favor and 0 against and second reading on May 18, 2021 with a vote of 3 in favor and 0 against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved:
Dated: April 20, 2021

Four Corners County Water and
Sewer District

By: 
Its: President

Attested:


Secretary

2nd Read and approved:
Dated: _____, 20__

Four Corners County Water and
Sewer District

By: 
Its: President

Attested:


Secretary